

March 3, 2014

Anour Ait Iddir  
Senior Plan Reviewer  
City of New Orleans  
Depart. Of Safety and Permits  
1300 Perdido Street, Room 7E07  
New Orleans, Louisiana 70112

RE: 1031 Canal Street  
Permit #13-43014-NEWC and  
Permit #13-43016-NWEC

Dear Mr. Iddir:

The following is a response to your plan review letter of 12/03/13 regarding the above project. This response is for permit # 13-43016-NEWC; permit # 13-43014 will be answered in a subsequent letter. This response will follow your letter item by item.

**ARCHITECTURAL:**

1. The documents have been submitted to the State Fire Marshal's office, and we are awaiting a response.
2. The new curb cuts have been approved by the Department of Public Works and they were recorded with the City of New Orleans Office of Conveyances dated November 12, 2013.
3. The projections on to the public property were evaluated by Ms. Martha Griset; lease terms were agreed to and purchased as a requirement of the provisos for the Conditional Use Ordinance and filed with the City of New Orleans Office of Conveyances on November 12, 2013.

4. Please see attached Elevation Certificate indicating the base flood elevation. The building will comply with the latest adopted base flood requirements.
5. The swimming pool information has been submitted to the City of New Orleans Sanitarian Services and the Department of Health and Hospitals.
6. The Break Room designation will not need approval from the City of New Orleans Sanitarian Services since there will be no food prepared on the premises, only pre-packaged food and drink items.
7. The required 130 MPH wind speed requirement is listed on Sheet A0.2 in Specific Applicable Codes, Design Loads, Wind-130MPH; in the documents submitted November 01, 2013. (Note: There is no Ambulatory Health Care Facility as a part of this project).
8. The entire building will be provided with an automatic approved sprinkler system as provided by IBC Section 907.2.2 and as listed on Sheet A0.2 "Sprinklers" in the documents submitted November 01, 2013.
9. The entire building will be provided with an automatic fire alarm and smoke detection system as provided by IBC Section 907.2.2 and as listed on Sheet A0.2 "Fire Alarm" in the documents submitted November 01, 2013. (Note: There is no Ambulatory Health Care Facility as a part of this project).
10. A pile test will be performed to verify the assumed load capacity of 125 tons. At the present time the site is entirely covered with buildings and a selective demolition permit will have to be issued to allow pile testing equipment to access the site.
11. The building has been designed in accordance with IBC 2009 Section 403 "High-Rise" and as indicated on Sheet A0.2 in the documents submitted November 01, 2013.
12. The building will be in compliance with IBC 2009 Table 705.8 and with appeal granted by the City of New Orleans Board of Standard and Appeals Docket 1319, May 09, 2013, and as recorded in the Conditional Use Ordinance with the

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City of New Orleans Office of Conveyances November 01, 2013.

13. The future tenant space build-outs will be submitted to the City of New Orleans Safety and Permits and the State of Louisiana State Fire Marshal, for approval.
14. All glazing in hazardous areas will be in compliance with IBC 2009 Section 2406.
15. Aisles serving as a portion of a means of egress in areas of assembly, i.e. meeting room, will comply with IBC Section 1017.
16. Signs stating the maximum occupancy will be posted in a conspicuous place in areas of assembly or rooms used for a similar purpose will be in compliance with IBC 2009 Section 1004.3.
17. Ramps used as a part of means of egress will have a slope no greater than 1:12 (8%) as per IBC 2009 Section 1010.2. (There are no ramps currently proposed for this building).
18. Fire ratings for fire barriers will be in compliance with IBC 2009 Table 707.3.9 and as indicated in "Fire Resistance Ratings for Type 1 Construction" Sheet A0.2 in documents submitted November 01, 2013.
19. Fire separation ratings will be as specified in IBC Table 508.4
20. There will no use of cellulose acetate or other safety film in conjunction with electric arc, xenon or other light source projection equipment in this building, any public viewing will be by digitally projected means.

#### MECHANICAL and ELECTRICAL:

The reply comments for the mechanical will be furnished under separate cover.

#### ZONING:

A Conditional Use Ordinance was approved and recorded with the City of New Orleans Office of Conveyances on November 12, 2013,

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Review Letter 1.doc

Zoning Docket 73/11, and Ordinance 24,654MCS. The final documents have been filed and stamped and are available for use in this submission.

If you have any further comments or requests please contact me.

Regards,

A handwritten signature in red ink, appearing to read "Harry Baker Smith, Jr.", with a stylized flourish at the end.

Harry Baker Smith, Jr. Architect, AIA, NCARB  
zx: Mohan Kailas